

EXHIBIT A TO OFFER TO PURCHASE -- CITY OF MILWAUKEE SCOPE OF WORK

Scope of Work for Property Located at: 509 North 28th Street

Property is: Single Family ☒ Duplex ☐ Other ☐

Date: 10/26/2018 OCCUPIED ☐ VACANT ☒

City prepared this Scope upon visual inspection only, for limited purpose. City does not warrant content or conclusions, and is not responsible for errors, omissions, or discovery of conditions that are or may constitute defects or concerns

ESSENTIAL REPAIRS. All buyers must complete Essential Repairs and obtain "Essential Repair Verification Form" and provide same to DCD within 180 days of City's deed to buyer in order to get return of performance deposit.

Location	Required Work	Note/Comments	Cost
Entire Building	Structural Violations	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Defective/Missing HVAC	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Assumed, basement flooded and inaccessible. Repair or replace to functional condition. Permit required if replacing.	\$ 5,000.00
	Defective/Missing Plumbing	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Assumed, basement flooded and inaccessible. Bathroom vanity missing. Repair or replace all plumbing to functional condition. Permit required for any new work.	\$ 4,500.00
	Defective/Missing Electrical	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Assumed, basement flooded and inaccessible. Repair or replace all electrical to functional condition. Permits required for all electrical work.	\$ 3,500.00
	Defective/Missing Egress	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Defective/Missing Smoke Alarm	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 150.00
	Defective/Missing CO Alarm	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 75.00
	Defective/Missing Roof (Major)	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Missing Window(s)	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Missing Exterior Door(s)	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
			Essential Repairs Total 13,225.00

OTHER REPAIRS (Exterior & Interior). Buyer is notified that the following are code violations that must be addressed and are subject to Department of Neighborhood Services (DNS) enforcement.

Exterior Condition Report

Location	Required Work	Note/Comments	Cost
Site	Landscaping	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 2,500.00
	Steps/Handrails	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Service walks	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Fencing	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 600.00
	Parking	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 4,500.00
	Retaining walls	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
Garage	Singles: repair	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Shingles: Roof over existing	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Shingles: Tear off & re-roof	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Gutters/downspouts	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Flashing	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Eaves	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Siding	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Doors	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$

Garage (Cont.)	Windows	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Slab	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Paint	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Electrical	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Other	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Porches	Roof	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Deck-upper	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Deck--lower	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	250.00
	Steps/handrails	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Ceiling	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Guardrails	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	900.00
	Structural	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,000.00
	Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
House	Chimney	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Shingles: repair	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Shingles: Roof over existing	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Shingles:Tear off & re-roof	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	10,500.00
	Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,200.00
	Flashing	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Eaves	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,500.00
	Siding	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	750.00
	Storm Doors	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Storm Windows	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	3,000.00
	Foundation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Electrical	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

Exterior: Estimated Cost:* **\$ 39,925.00**

*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Interior Condition Report

Unit: Entire unit (single family) ☒

Lower unit of duplex ☐

Upper unit of duplex ☐

Other ☐

Mechanical Heating

Required Work

Repair/replace boiler	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair radiation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace furnace	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs \$

Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	600.00
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	600.00
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	600.00
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Upgrade service	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Permit \$	90.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs \$	

Plumbing

Repair/replace kitchen sink	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	350.00
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	500.00
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	150.00
Unclog piping:	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	250.00
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Permit \$	90.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs \$	

Windows

Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
----------------------	-----	--------------------------	-----	--------------------------	----

Repair or replace sash	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
------------------------	-----	--------------------------	-----	--------------------------	----

Doors

Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 600.00
-------------------------	-----	--------------------------	-----	-------------------------------------	-----------

Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 150.00
-------------------------------	-----	--------------------------	-----	-------------------------------------	-----------

Walls/Ceilings

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 2,000.00
-----------------------------	-----	--------------------------	-----	-------------------------------------	-------------

Paint

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 1,000.00
-----------------------------	-----	--------------------------	-----	-------------------------------------	-------------

Fire Safety

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs \$
------------------------------	-----	--------------------------	-----	-------------------------------------	--------------------------

Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs \$
----------------------------------	-----	--------------------------	-----	-------------------------------------	--------------------------

Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs \$
----------------------------------	-----	--------------------------	-----	-------------------------------------	--------------------------

Handrails

Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 250.00
--------------------------	-----	--------------------------	-----	-------------------------------------	-----------

Stairs

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 500.00
------------------	-----	--------------------------	-----	-------------------------------------	-----------

Floors

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 3,500.00
------------------	-----	--------------------------	-----	-------------------------------------	-------------

Other

	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
--	-----	--------------------------	-----	--------------------------	----

	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
--	-----	--------------------------	-----	--------------------------	----

	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
--	-----	--------------------------	-----	--------------------------	----

	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
--	-----	--------------------------	-----	--------------------------	----

Interior: Estimated Cost:	\$	11,230.00
----------------------------------	----	------------------

Total Exterior and Interior Cost:*	\$	51,155.00
---	----	------------------

*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Inspected by: Jeff Sporer

Date: 10/26/2018

Self Help

Work listed as "self help" means the cost estimate includes only the cost of the materials, not labor or equipment.

Important Information Regarding Permits

All plumbing, heating, electrical, and structural repairs require permits before work can start.

Permits are obtained at the Development Center located on the first floor of 809 N. Broadway.

Licensed contractors must do the above work, although owner occupants *may* be eligible to do maintenance work and structural/carpentry repairs.

Owner occupants *may* be eligible to do plumbing work on the unit they live in, but check with the plumbing inspector first.

Generally, minor carpentry repairs, plaster patching, and painting do not require permits.

Anyone disturbing painted surfaces must assume they contain lead paint if the home was built before 1978. Contractors must be licensed to do lead abatement and must obtain a permit. Permits are obtained from the Health Department, located at 7630 W. Mill Road.